024.A	0001	0072.1	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	640,900	/	640,900
USE VALUE:	640,900	/	640,900
ASSESSED:	640,900	/	640,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72	-74	AMSDEN ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	KRISHNAMOORTHY RAMESH
Owner 2:	
Owner 3:	
Street 1:	72 AMSDEN ST UNIT 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GLADSTONE STEVEN/ETAL -
Owner 2:	GLADSTONE DAIGLE KIM -
Street 1:	45 BROOKS ST
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Vinyl Exterior and 1628 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	639,000	1,900		640,900
Total Card	0.000	639,000	1,900		640,900
Total Parcel	0.000	639,000	1,900		640,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.67 | /Parcel: 393.67

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 024.A-0001-0072.1

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	639,000	1900	.		640,900		Year end	12/23/2021
2021	102	FV	620,300	1900	.		622,200		Year End Roll	12/10/2020
2020	102	FV	611,000	1900	.		612,900	612,900	Year End Roll	12/18/2019
2019	102	FV	548,600	1900	.		550,500	550,500	Year End Roll	1/3/2019

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 16422

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GLADSTONE STEVE	70338-402		12/2/2017		571,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/22/2018	Measured	DGM	D Mann
3/22/2018	NEW CONDO	DGM	D Mann

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8340																

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

USER ACCT

419189

GIS Ref

GIS Ref

Insp Date

03/22/18

!16422!

PRINT

Date	Time
12/30/21	22:28:17

LAST REV

Date	Time
11/15/19	14:30:51

apro

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	15628
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	4 - Radiant H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	25
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	45.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.29496312
Const Adj.:	0.98990101
Adj $ / SQ:	390.975
Other Features:	77143
Grade Factor:	1.00
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	785015
Depreciation:	146013
Depreciated Total:	639002

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	6	BRs:	2	Baths:	1	HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	1
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	430.07
Special Features:	0	Val/Su Net:	392.51
Final Total:	639000	Val/Su SzAd	392.51

SKETCH

UnSketched SubAreas:
GLA: 1628,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,628	390.980	636,507

Net Sketched Area:	1,628		Total:	636,507	
Size Ad	1628	Gross Area	1628	FinArea	1628

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 024.A-0001-0072.1

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	9X9	A	AV	1922	40.00	T	40	102			1,900			1,900

More:	N	Total Yard Items:	1,900	Total Special Featues:	Total: 1,900

IMAGE

AssessPro Patriot Properties, Inc